



City of Haines City

Code Enforcement Department
35400 U.S. Highway 27 • Haines City, FL 33844
Phone (863) 421-9937 • Fax (863) 419-3168

Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

All information fields must be completed before this application can be processed. Requests are not reviewed by The City or presented before The Special Magistrate until this application has been completed.

CONTACT INFORMATION		
APPLICANT'S NAME: <i>Romuald OSCAR</i>		
PHONE: <i>8634195937</i>	FAX:	E-MAIL: <i>romiald@hotmail.com</i>
MAILING ADDRESS: <i>678 AVE F SE.</i>		
CITY: <i>WINTER HAVEN</i>	STATE: <i>FL</i>	ZIP CODE: <i>33880</i>
ADDRESS TO MAIL RELEASE OF LIEN TO:		
CITY:	STATE:	ZIP CODE:
AUTHORIZED REPRESENTATIVE'S NAME:		
WRITTEN AND NOTARIZED AUTHORIZATION OWNER: Yes <input type="checkbox"/> No <input type="checkbox"/>		
CASE INFORMATION		
CASE NUMBER(S): <i>33170</i>		
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)): <i>1704 Martin L King Jr way</i>		
NAME OF CURRENT OWNER OF LIEN ADDRESS: <i>Denis & Oscar LLC</i>		
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN(S): <i>Same Owner</i>		
OTHER PROPERTY LOCATED IN HAINES CITY WHICH BELONGS TO CURRENT OWNER: <i>N/A</i>		
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED: <i>Premises Identification / Permit Required</i>		
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WERE ASSESSED? <i>Previous owner made changes without permit and sold it to me as is.</i>		
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED: <i>Did not know that there was no permits for the changes</i>		
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN? <i>Because I did not have knowledge of the violations and requesting Waiver for the violations fines.</i>		

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Has the applicant previously applied for lien release/reduction for this property? ☐ Yes ☒ No
If yes, when? _____ (month & year)

Applicants are required to complete the Fine list below and to provide copies of any lien they want considered in this Lien Release/Fine Reduction Application. To obtain information on fines/liens contact Haines City Code Compliance at (863) 421-9937 or visit the Code Compliance at 34500 US Highway 27, Haines City.

Note: The Code Compliance Unit does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the information provided by the applicant on Page 1 of this application. The Unit is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:
(Check all that apply)

- ☒ Release Completely
- ☐ Reduced
- ☐ Released from the Property located at _____ only.
Lien(s) to remain in the name of the owner at time of lien.
- ☐ Other _____

Applicant's Request	
Amount of Fine	Date/Month Certified
\$ 1,769.09 \$100 per day fine	July 26, 2023
\$	
\$	
\$	
\$	

Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

Under penalty of perjury Florida Statue 837.02 (1), the undersigned swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct.

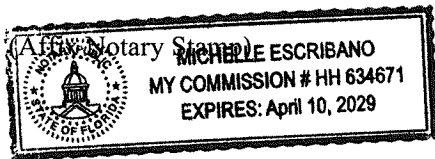
Quar Romalce
Applicant's Signature

06/10/2025
Date

State of Florida
City of Haines City

The foregoing was sworn to and subscribed before me this 9th day of June, 2025, by Ronald Oscar. He or she is personally known to me, or provided Dr. Lic as identification and did appear before me at the time of notarization. 0260-724-81-004-0

Notary Public:



Signature: Michelle Escibano

Printed Name: Michelle Escibano

My Commission Expires: April 10, 2029

For City of Haines City Use Only

Application Accepted on: June 10, 2025

Total Amount of Lien(s): \$ 70,169.09 (Admin \$69.09)

Total Reduction Approved by The City: \$ 3,574.09

Other: Wants Lien Completely waived.

Hearing Date: Requested Hearing Hearing will be on
June 25, 2025 at City Hall at 8:45 am

INSTR # 2023198861
BK 12812 Pg 0308 PG(s)1
08/23/2023 03:10:40 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00



**CODE COMPLIANCE
SPECIAL MAGISTRATE
CITY OF HAINES CITY**

CITY OF HAINES CITY,
Petitioner

v.

DENIS & OSCAR LLC
330 N. RAMONA AVE.
LAKE ALFRED, FL 33850-2304

Respondent

Violation No.: 33170
Parcel Number: 27-27-21-753000-000670
Property Address: 1704 MARTIN L KING JR
WAY
Legal Description: KATZ PHILLIP SUB PB 6
PG 41 LOTS 67 & 68

ORDER IMPOSING FINE/ADMINISTRATION LIEN

THIS CAUSE came on to be heard before the Haines City Special Magistrate at hearing commencing at 9:00 AM on 07/26/2023 after due notice to the parties at which time the Special Magistrate heard testimony under oath, received evidence, and being otherwise fully advised in the premises ORDERED as follows:

1. Respondent was required to take certain corrective action by a time certain, as more specifically set forth in the Findings of Fact, Conclusions of Law and Order.
2. An Affidavit of Non-Compliance has been filed at the Hearing by the Code Officer, which Affidavit certifies under oath that as of July 25, 2023 the required corrective action has not been taken as ordered.
3. Respondent has not complied with the Findings of Fact, Conclusions of Law and Order.
4. It is hereby Ordered that Respondent pay to the Petitioner CITY OF HAINES CITY, FLORIDA, a fine in the amount of \$ 4,769.09 which includes administrative costs of \$69.09 and for the fine proven hereinabove and which shall continue in the amount of \$ 100.00 per day for each and every day until the city issues an Affidavit of Compliance and Notice of Termination of Daily Fine. A certified copy of this Order may be recorded and once recorded shall constitute a lien against the above-described property and all other real and personal property owned by the Respondent, pursuant to Florida Statutes, Chapter 162.

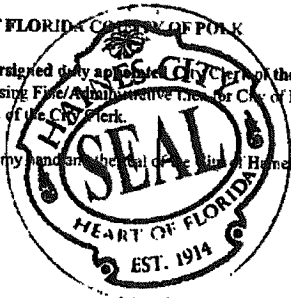
DONE AND ORDERED this 26th day of July, 2023, at Haines City, Polk County, Florida.

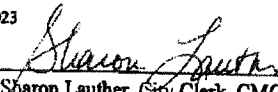

City of Haines City, Special Magistrate

STATE OF FLORIDA COUNTY OF POLK

I, the undersigned duly appointed City Clerk of the City of Haines City, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of Order Imposing Fine/Administrative Lien for City of Haines City, Petitioner, v DENIS & OSCAR LLC, 33170, as shown in the records of the City on file in the office of the City Clerk.

WITNESS my hand and the seal of the City of Haines City, Florida, this 07/26/2023




Sharon Lauther, City Clerk, CMC
City Clerk